

**UCC FINANCING STATEMENT****FOLLOW INSTRUCTIONS****A. NAME & PHONE OF CONTACT AT FILER (optional)**

Jamie Gallian  
714-321-3449

**B. E-MAIL CONTACT AT FILER (optional)****C. SEND ACKNOWLEDGMENT TO: (Name and Address)**

Jamie Lynn Gallian  
16222 Monterey Ln #376  
Huntington Beach, CA 92649  
USA

DOCUMENT NUMBER: 76027940003  
FILING NUMBER: 19-7691916827  
FILING DATE: 01/14/2019 09:10

IMAGE GENERATED ELECTRONICALLY FOR WEB FILING  
THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY

**1. DEBTOR'S NAME:** Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME J-SANDCASTLE CO LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 16222 MONTEREY LN #376 CITY HUNTINGTON BEACH STATE CA POSTAL CODE 92649 COUNTRY USA				

**2. DEBTOR'S NAME:** Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY				

**3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY):** Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME J-Pad, LLC - CA SOS Entity No. 201804010750				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY 2702 N GAFF ST ORANGE CA 92865 USA				

**4. COLLATERAL:** This financing statement covers the following collateral:  
LOCATED ON PROPERTY RECORDED IN ORANGE COUNTY CLERK RECORDERS OFFICE IN CALIFORNIA PARCEL MAP  
RECORDED IN BOOK 108, PG(S) 47-48.

ASSESSORS PARCEL NUMBER 891-569-62  
SERIAL NUMBERS AC7V710394GB, AC7V710394GA; DECAL NUMBER LBM1081

5. Check only if applicable and check only one box: Collateral is  held in a Trust (see UCC1Ad, item 17 and instructions)  being administered by a Decedent's Personal Representative

6a. Check <u>only</u> if applicable and check <u>only</u> one box:	6b. Check <u>only</u> if applicable and check <u>only</u> one box:
<input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	<input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

**FILING OFFICE COPY**

**UCC FINANCING STATEMENT ADDENDUM****FOLLOW INSTRUCTIONS**

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here

OR  
9a. ORGANIZATION'S NAME  
J-SANDCASTLE CO LLC

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

**DOCUMENT NUMBER: 76027940003**

IMAGE GENERATED ELECTRONICALLY FOR WEB FILING  
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10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

10b. INDIVIDUAL'S SURNAME

OR  
INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11.  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

OR  
11a. ORGANIZATION'S NAME

11b. INDIVIDUAL'S SURNAME  
GALLIAN

FIRST PERSONAL NAME  
JAMIE

ADDITIONAL NAME(S)/INITIAL(S)  
LYNN

SUFFIX

11c. MAILING ADDRESS  
16222 MONTEREY LANE #376

CITY  
HUNTINGTON BEACH

STATE  
CA

POSTAL CODE  
92649

COUNTRY  
USA

12. ADDITIONAL SPACE FOR ITEM 4 (collateral):

13.  This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut

covers as-extracted collateral

is filed as a fixture filing

15. Name and address of RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

17. MISCELLANEOUS:

**FILING OFFICE COPY**

STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM  
PO Box 277820 Sacramento, CA 95827  
1-800-952-8356  
www.hcd.ca.gov



### NOTICE OF SALE OR TRANSFER

**ATTENTION: THIS FORM IS TO BE USED ONLY WHEN YOU SELL OR TRANSFER YOUR MANUFACTURED HOME/MOBILEHOME OR COMMERCIAL MODULAR. AT THAT TIME COMPLETE, SIGN, AND RETURN TO THE ADDRESS STATED ABOVE TO REPORT THE CHANGE OF OWNERSHIP. A COMPLETE TRANSFER APPLICATION PACKET MUST BE SENT IN TO COMPLETE THE TRANSFER OF TITLE.**

**SECTION I:** Enter the following information that describes your unit: Decal/License plate number(s), Serial(s) number, and Trade name of unit.

**SECTION II:** Enter the sale price and the date of sale/transfer including the month, day, and year.

**SECTION III:** Enter the full name and mailing address of the new owner/buyer(s).

**SECTION IV:** Enter date, city, and state indicating where and when this form is being executed. SELLER(S) MUST SIGN and print their names(s).

**SECTION I. DESCRIPTION OF UNIT**

Decal Number(s)	Serial Number(s)	Trade Name
LBM1081	AC7V710394GA; AC7V710394GA	SKYLINE CUSTOM VILLA

**SECTION II. SALE OR TRANSFER INFORMATION**

For the sum of 0 the receipt of which is hereby acknowledged, I/we did sell, transfer and deliver to the purchaser/owner named below, on 02/25/2021, my/our right title and interest in the unit described above.  
*Date of Transfer*

**SECTION III. NAME OF PURCHASER/NEW OWNER**

Name:  
**JAMIE LYNN GALLIAN AND J-SANDCASTLE, CO LLC**

Address:  
**16222 MONTEREY LN #376**

City: **HUNTINGTON BEACH** State: **CALIFORNIA**

Zip Code:  
**92649-0000**

**SECTION IV. CERTIFICATION AND RELEASE OF SELLER(S)**

I/We certify under penalty of perjury under the laws of the State of California that: 1) I/we are the lawful owner(s) of the unit, and 2) I/we have the right to sell it, and 3) I/we guarantee and will defend the title to the unit against the claims and demands of any and all persons arising prior to this date, and 4) the unit is free of all liens and encumbrances.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed On 02/25/2021 at HUNTINGTON BEACH, CALIFORNIA  
*Date* *City* *State*

Signature of Seller: Jamie Lynn Gallian, It's me!

Signature of Seller:

Printed Name(s): J-SANDCASTLE CO LLC

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Dos Palos)On 2/25/21 before me, Greg Buysman, Notary Public  
(insert name and title of the officer)

personally appeared Tamie Lynn Bolling, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Greg Buysman

(Seal)





## TAX CLEARANCE CERTIFICATE

Mobile Home

Floating Home

### COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER AC7V710394GA, AC7V710394GB	DECAL NUMBER/CF NUMBER LBM1081
LOCATION OF HOME 16222 MONTEREY LN 376 HUNTINGTON BEACH	ASSESSOR'S PARCEL NUMBER 891-569-62
CURRENT REGISTERED OWNER J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	APPLICANT J-SANDCASTLE CO LLC & JAMIE L. GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:

Delinquent license fees

Property taxes applicable to the home identified above through the fiscal year

A security deposit for payment of the property taxes for the fiscal year 2021-2022

No taxes due or payable at this time.

There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bill.

**THIS CERTIFICATE IS VOID ON AND AFTER SEPTEMBER 7, 2021.**

Executed on July 9, 2021 at Santa Ana.  
Treasurer-Tax Collector for Orange County, State of California.

Issued on July 9, 2021

**STATE OF CALIFORNIA**  
**BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY**  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**DIVISION OF CODES AND STANDARDS**  
**REGISTRATION AND TITLING PROGRAM**



**LIEN SATISFIED**

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**SECTION I. DESCRIPTION OF UNIT**

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This unit is a:

Manufactured Home/Mobilehome  Commercial Modular  Floating Home  Truck Camper

The Decal (License) No.(s) of the unit is: LBM1081

The Trade Name of the unit is: CUSTOM VILLA

The Serial No.(s) of the unit is: AC7V710394GB/AC7V710394GA

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**SECTION II. DEBTOR(S) NAME(S)**

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Name of Debtor(s): J-SANDCASTLE CO, LLC

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**SECTION III. LIENHOLDER'S CERTIFICATION**

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This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD LLC or RONALD J. PIERPONT

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

Ronald J. Pierpont Date 7/9/2021

Address	<u>16222 MONTEREY LN. #376</u>	<u>HUNTINGTON BEACH,</u>	<u>CA</u>	<u>92649</u>
	<i>Street Address or P.O. Box</i>	<i>City</i>	<i>State</i>	<i>Zip</i>



Shari L. Freidenrich, CPA

Orange County Treasurer - Tax Collector

P.O. Box 1438 • Santa Ana, CA 92702-1438  
 601 N. Ross Street, Building 16, Santa Ana  
 Office Hours: 8:00 AM-5:00 PM Monday - Friday  
 Phone Hours: 9:00 AM-5:00 PM (714) 834-3411  
[octreasurer.com/octaxbill](http://octreasurer.com/octaxbill)

Part 2 Page 7 of 27

DID YOU KNOW?

## 2021-22 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022

0000210-0000210 STMT----- 344031 OCT017  
 #BWNLBHV \*\*\*\*\*AUTO\*\*ALL FOR AADC 926  
 #8915 6962 2021 1#



GALLIAN, JAMIE LYNN  
 16222 MONTEREY LN SPC 376  
 HUNTINGTON BEACH CA 92649-2258



OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2021

J-SANDCASTLE CO LLC

### PROPERTY LOCATION

16222 MONTEREY LN 376 HUNTINGTON BEACH

ASSESSED VALUES &amp; EXEMPTIONS AS OF JANUARY 1, 2021

DESCRIPTION PERSONAL PROPERTY - OTHER	FULL VALUE 86,339	COMPUTED TAX
--	----------------------	-----------------

TOTAL VALUES:	86,339	946.92
TOTAL NET TAXABLE VALUE:	86,339	946.92

## MOBILE HOME

PARCEL NO (APN)	TAX RATE AREA	1st Installment DUE 11/1/21	2nd Installment DUE 2/1/22	TO PAY BOTH INSTALLMENTS BY 12/10/21
891-569-62	04-902	\$473.46	+\$473.46	= \$946.92

### IMPORTANT INFORMATION

#### INFORMATION COPY

Taxes were pre-paid at the time of purchase and will be credited towards this tax bill.

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS			
SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	86,339	863.39
COAST COMM COLLEGE DIST	.03119	86,339	26.92
OCEAN VIEW SCHOOL DIST	.02796	86,339	24.14
HUNTINGTON BCH UNION HS	.02260	86,339	19.52
HUNTINGTON BEACH EMPLOYEE RETIREME	.01500	86,339	12.95
<b>TOTAL CHARGED</b>	<b>1.09675</b>		<b>946.92</b>

FOR DETAILS OF TAX TYPES, VISIT OUR WEBPAGE AT [OCTREASURER.COM/OCTAXBILL](http://OCTREASURER.COM/OCTAXBILL)

THERE WILL BE A \$26.00 FEE FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON

FIRST INSTALLMENT  
DUE 11/1/21 →

\$0.00

SECOND INSTALLMENT  
DUE 2/1/22 →

\$0.00

TOTAL DUE AND  
PAYABLE →

\$0.00

BOE-266 (P1) REV. 13 (05-20)

**CLAIM FOR HOMEOWNERS' PROPERTY TAX EXEMPTION**



**CLAUDE PARRISH**  
**ORANGE COUNTY ASSESSOR**  
500 S. MAIN ST, FIRST FLOOR, SUITE 103  
ORANGE, CA 92868-4512 or  
P.O. BOX 628  
SANTA ANA, CA 92702-3821  
PHONE: (714) 834-3821  
FAX: (714) 834-2565  
www.ocgov.com/assessor

If eligible, sign and file this form with the Assessor on or before February 15 or on or before the 30th day following the date of notice of supplemental assessment, whichever comes first.

**SEE INSTRUCTIONS BEFORE COMPLETING**

NAME AND MAILING ADDRESS

(Make necessary corrections to the printed name and mailing address)

891-569-62

GALLIAN, JAMIE LYNN  
16222 MONTEREY LN, SPC 376  
HUNTINGTON BEACH, CA 92649

**FOR ASSESSOR'S USE ONLY**

Received \_\_\_\_\_  
Approved \_\_\_\_\_  
Denied \_\_\_\_\_  
Reason for denial \_\_\_\_\_  
M-2085154 NO

**PROPERTY DESCRIPTION**

Parcel No. 891-569-62

Address of dwelling

16222 MONTEREY LN, UNIT 376

HUNTINGTON BEACH

TR RANDRE BLK 376

LOT UN

Print your social security number and name here →

SSN: XXX-XX-3936  
NAME: JAMIE L GALLIAN

Print co-owner's or spouse's social security number and name when this property is also his/her principal residence →

SSN: \_\_\_\_\_  
NAME: \_\_\_\_\_

**STATEMENTS**

This claim may be used to file for the Homeowners' Exemption for the Assessment Roll and the Supplemental Assessment Roll. A new owner must file a claim even if the property is already receiving the homeowners' exemption. Please carefully read the information and instructions before answering the questions listed below.

1. When did you acquire this property? 11-1-2018

(month/day/year)

2. Date you occupied this property as your principal residence (see instructions): 11-1-2018

(month/day/year)

3. Do you own another property that is, or was, your principal place of residence in California?  YES  NO

If YES, please provide the address below, and the date you MOVED OUT, if no longer your principal place of residence:

Address: 14476 Alderport Drive HB 92649 Zip Code: 0131/2018  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
\_\_\_\_\_ month/day/year

Only the owners or their spouses who occupy the above-described property (including a purchaser under contract of sale) or his or her legal representative may sign this claim. (If the property comprises more than one dwelling unit, other co-owner occupants may wish to file separate claims; however, only one exemption will be allowed per dwelling unit.)

If you are buying this property under an unrecorded contract of sale and the Assessor does not have a copy of the contract, you must attach a copy to this claim.

**CERTIFICATION**

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

SIGNATURE OF OWNER-OCCUPANT

►

DATE

SIGNATURE OF OCCUPANT'S SPOUSE OR CO-OWNER-OCCUPANT

►

DATE

EMAIL ADDRESS

Jamiegallian@gmail.com

DAYTIME TELEPHONE NUMBER

(714) 321-3467

IF YOU DO NOT OCCUPY THIS PARCEL AS YOUR PRINCIPAL RESIDENCE, PLEASE DISCARD THIS FORM.

If you occupy this parcel at a later date, contact the Assessor at that time.

**THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION**



**STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY**  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**DIVISION OF CODES AND STANDARDS**

GAVIN NEWSOM, Governor



### Title Search

Date Printed: Jul 27, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE
Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Last Title Date: 02/24/2021  
Last Reg Card: Pending Reg Card  
Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649  
Situs County: ORANGE

Legal Owner:

JPAD LLC  
RONALD J PIERPONT  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 02/25/21 10:11:00

Title Searches:

JANINE JASSO  
PO BOX 370161  
EL PASO, TX 79937

Title File No: LBM1081

HOUSER BROS. CO.  
16222 MONTEREY LN OFC  
HUNTINGTON BEACH, CA 92649

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

**Title File No:** LBM1081

\*\*\*END OF TITLE SEARCH\*\*\*

Page Number:2

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014		DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 03, 2021		

**Addresssee**

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649



**Registered Owner(s)**

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

\*\*\*\*\*

**ATTENTION OWNER:**

THIS IS THE REGISTRATION CARD FOR THE  
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS  
CARD IN A SAFE PLACE WITHIN THE UNIT.

**INSTRUCTIONS FOR RENEWAL:**

REGISTRATION FOR THIS UNIT EXPIRES ON THE  
DATE INDICATED ABOVE IN THE BOX LABELED  
"Exp. Date". THERE ARE SUBSTANTIAL  
PENALTIES FOR DELINQUENCY. IF YOU DO NOT  
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS  
PRIOR TO THE EXPIRATION DATE, CONTACT  
H.C.D. FOR RENEWAL INSTRUCTIONS.

\*\*\*\*\*

**IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 1

**STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY**  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**DIVISION OF CODES AND STANDARDS**

GAVIN NEWSOM, Governor



## Title Search

Date Printed: Aug 11, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE
Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Registered Owner:

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Last Title Date: 08/03/2021  
Last Reg Card: 08/03/2021  
Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649  
Situs County: ORANGE

Legal Owner:

J-PAD LLC  
21742 ANZA AVE  
TORRANCE, CA 90503

Lien Perfected On: 01/14/19 15:22:00

Title Searches:

JANINE JASSO  
PO BOX 370161  
EL PASO, TX 79937

Title File No: LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN  
16222 MONTEREY LANE SPACE 376  
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

## **EXHIBIT C**

## **EXHIBIT C**

Fill in this information to identify your case:

Debtor 1	Jamie Lynn Gallian		
	First Name	Middle Name	Last Name
Debtor 2 (Spouse if, filing)	First Name	Middle Name	Last Name
United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA—SANTA ANA DIVISION			
Case number (if known)	8:21-bk-11710-ES		

Check if this is an amended filing

## Official Form 106C

### Schedule C: The Property You Claim as Exempt

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

#### Part 1: Identify the Property You Claim as Exempt

1. Which set of exemptions are you claiming? Check one only, even if your spouse is filing with you.

You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)  
 You are claiming federal exemptions. 11 U.S.C. § 522(b)(2)

2. For any property you list on *Schedule A/B* that you claim as exempt, fill in the information below.

Brief description of the property and line on <i>Schedule A/B</i> that lists this property	Current value of the portion you own	Amount of the exemption you claim	Specific laws that allow exemption
16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from <i>Schedule A/B</i> : 1.1	\$235,000.00	<input checked="" type="checkbox"/> \$600,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.730
Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 6.1	\$3,500.00	<input checked="" type="checkbox"/> \$3,500.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.020
waterford crystal set red and white wine glasses Line from <i>Schedule A/B</i> : 6.2	\$1,000.00	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.040

Debtor 1 **Jamie Lynn Gallian**

Case number (if known)

**8:21-bk-11710-ES**

Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own Copy the value from Schedule A/B	Amount of the exemption you claim Check only one box for each exemption.	Specific laws that allow exemption
<b>Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649</b> Line from Schedule A/B: 7.1	<b>\$500.00</b>	<input checked="" type="checkbox"/> <b>\$500.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.020</b>
<b>Lladro figurine collection (20) Line from Schedule A/B: 8.1</b>	<b>\$1,900.00</b>	<input checked="" type="checkbox"/> <b>\$1,900.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.040</b>
<b>Misc. clothing Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649</b> Line from Schedule A/B: 11.1	<b>\$1,000.00</b>	<input checked="" type="checkbox"/> <b>\$1,000.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.020</b>
<b>Movado wrist watch (20 yrs. old); costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649</b> Line from Schedule A/B: 12.1	<b>\$1,000.00</b>	<input checked="" type="checkbox"/> <b>\$1,000.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.040</b>
<b>5-year old Wired Terrier Dog Line from Schedule A/B: 13.1</b>	<b>\$25.00</b>	<input checked="" type="checkbox"/> <b>\$25.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.020</b>
<b>EDD Debit account: Bank of America Line from Schedule A/B: 17.1</b>	<b>\$3,793.00</b>	<input checked="" type="checkbox"/> <b>\$3,793.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.225</b>
<b>Savings: Alliant Credit Union—Only funds are Covid-19 relief funds from the government. Line from Schedule A/B: 17.2</b>	<b>\$1,407.00</b>	<input checked="" type="checkbox"/> <b>\$1,407.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.220</b>
<b>Savings: Alliant Credit Union—Only funds are Covid-19 relief funds from the government. Line from Schedule A/B: 17.3</b>	<b>\$2,600.00</b>	<input checked="" type="checkbox"/> <b>\$381.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.220</b>
<b>Savings: Alliant Credit Union—Only funds are Covid-19 relief funds from the government. Line from Schedule A/B: 17.3</b>	<b>\$2,600.00</b>	<input checked="" type="checkbox"/> <b>\$2,219.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.225</b>
<b>IRA: Fidelity Line from Schedule A/B: 21.1</b>	<b>\$7,400.00</b>	<input checked="" type="checkbox"/> <b>\$7,400.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.115(a)(1) &amp; (2), (b)</b>

Debtor 1 <u>Jamie Lynn Gallian</u>	Case number (if known)	<u>8:21-bk-11710-ES</u>	
Brief description of the property and line on <i>Schedule A/B</i> that lists this property	Current value of the portion you own	Amount of the exemption you claim	Specific laws that allow exemption
	Copy the value from <i>Schedule A/B</i>	<i>Check only one box for each exemption.</i>	
<b>IRA: Fidelity</b> Line from <i>Schedule A/B</i> : 21.1	<b>\$7,400.00</b>	<input checked="" type="checkbox"/> <b>\$7,400.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>11 U.S.C. § 522(b)(3)(C)</b>
<b>Personal Injury claim against Huntington Beach Gables HOA; Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000.</b> Line from <i>Schedule A/B</i> : 34.4	<b>Unknown</b>	<input checked="" type="checkbox"/> <b>\$195,000.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.140</b>
<b>Potential Victim Restitution Order Jesus Jasso, Jr, OCSC 19WM09951</b> Line from <i>Schedule A/B</i> : 34.2	<b>Unknown</b>	<b>XX</b> <input type="checkbox"/> <b>\$73,000.00</b> <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	<b>C.C.P. § 704.140</b>

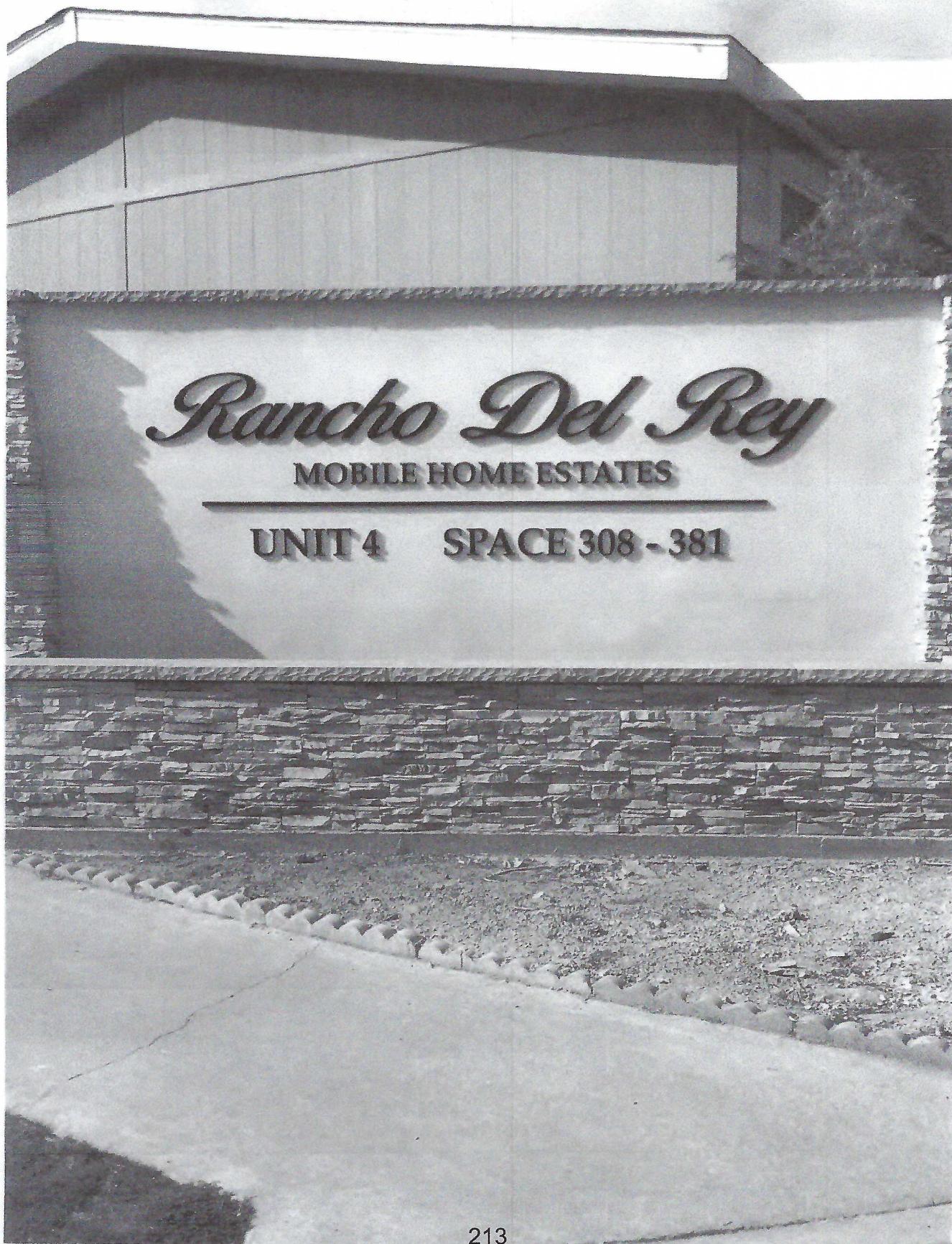
3. Are you claiming a homestead exemption of more than \$170,350?

(Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment.)

No  
 Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case?  
 No  
 Yes

Attachment B

LEGAL DESCRIPTION



A black and white photograph showing the exterior of a mobile home unit. The unit has a dark, possibly black, exterior wall with a horizontal seam. A small, dark awning or overhang is visible above the entrance. The roofline is slightly curved. In the foreground, there is a paved walkway and a low, decorative stone wall. The overall appearance is that of a mobile home park.

*Rancho Del Rey*

MOBILE HOME ESTATES

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**UNIT 4      SPACE 308 - 381**

Units 1, 2, 3 and 4 of Lot 2 of the following:

All that certain land situated in the State of California, County of Orange, City of Huntington Beach, described as follows:

Proposed Tract No. 10542, being a subdivision of the following:

A portion of the northeast one quarter (1/4) of the northwest one quarter (1/4) of Section 20, Township 5 south, Range 11 west, in the Rancho Las Bolsa Chica, as shown on a map recorded in book 51, page 13 of Miscellaneous Maps, records of said Orange County, being described as follows:

Parcel 1 of a map filed in book 108, page 48 of Parcel Maps.

**NOTICE OF COMPLIANCE WITH CONDITIONS ON TRACT**

**AUTHORIZATION FOR RELEASE FOR RECORDING**

TO: City Clerk  
FROM: PLANNING DEPARTMENT  
James W. Palin

Date August 7, 1971

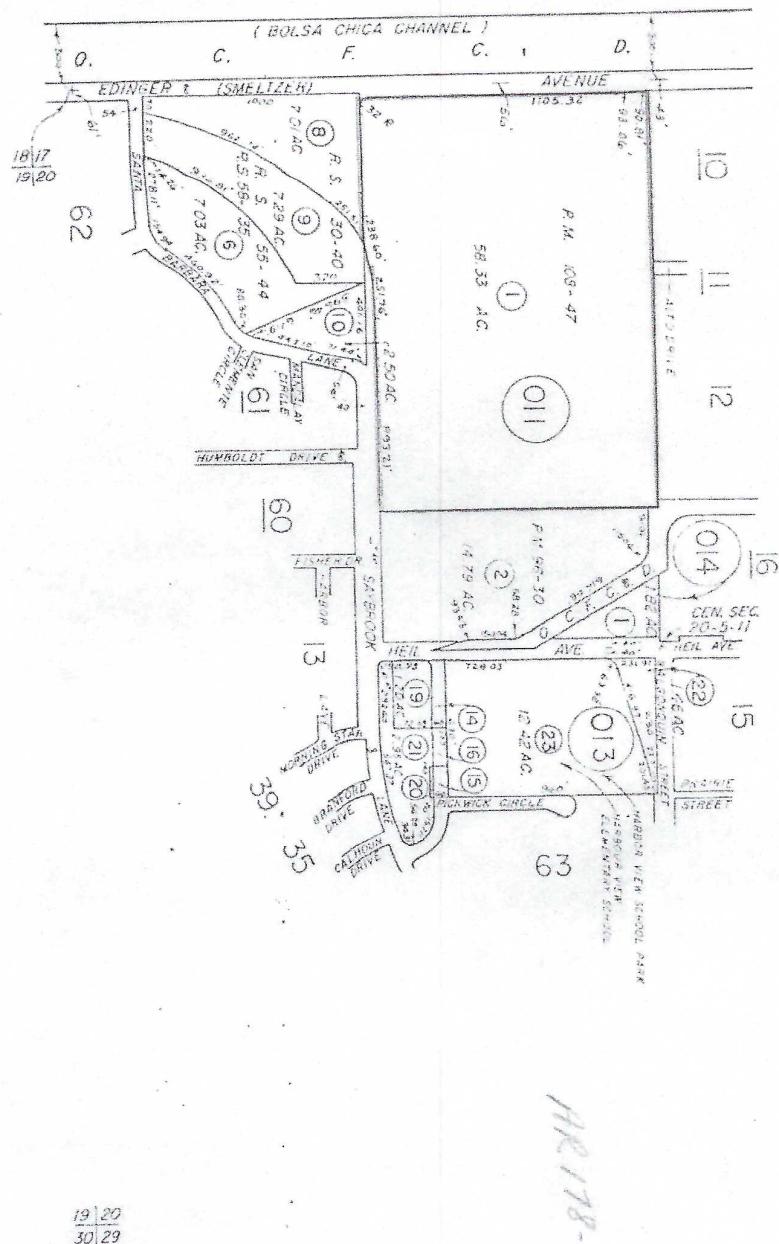
TRACT NO. 10542

RECREATION & PARKS FEES PAID 115.12.00

Other:       

Bill P. Palin  
(Signature)

95-03



SHEET 2 OF 2 SHEETS  
2 PARCELS  
58.362 ACRES

T.P.M. 77-7  
R.S.T. 8531

## PARCEL MAP

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

27127

BEING A PORTION OF THE E  $\frac{1}{4}$  OF THE NW 1/4 OF SECTION 20, T5 S., R11 W., IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DEC 20 1977

108-48

RECEIVED AT 4:00 P.M. IN ROOM 100 PAGE 1  
OF PARCEL MAPS, COUNTY OF ORANGE, CALIFORNIA  
AT REQUEST OF COUNTY SURVEYOR  
1. WALTER CARLTON, COUNTY RECORDER

2007 22-06

**VALLEY CONSULTANTS, INC.**  
SAM F. KNISS, R.C.E. NO 17377

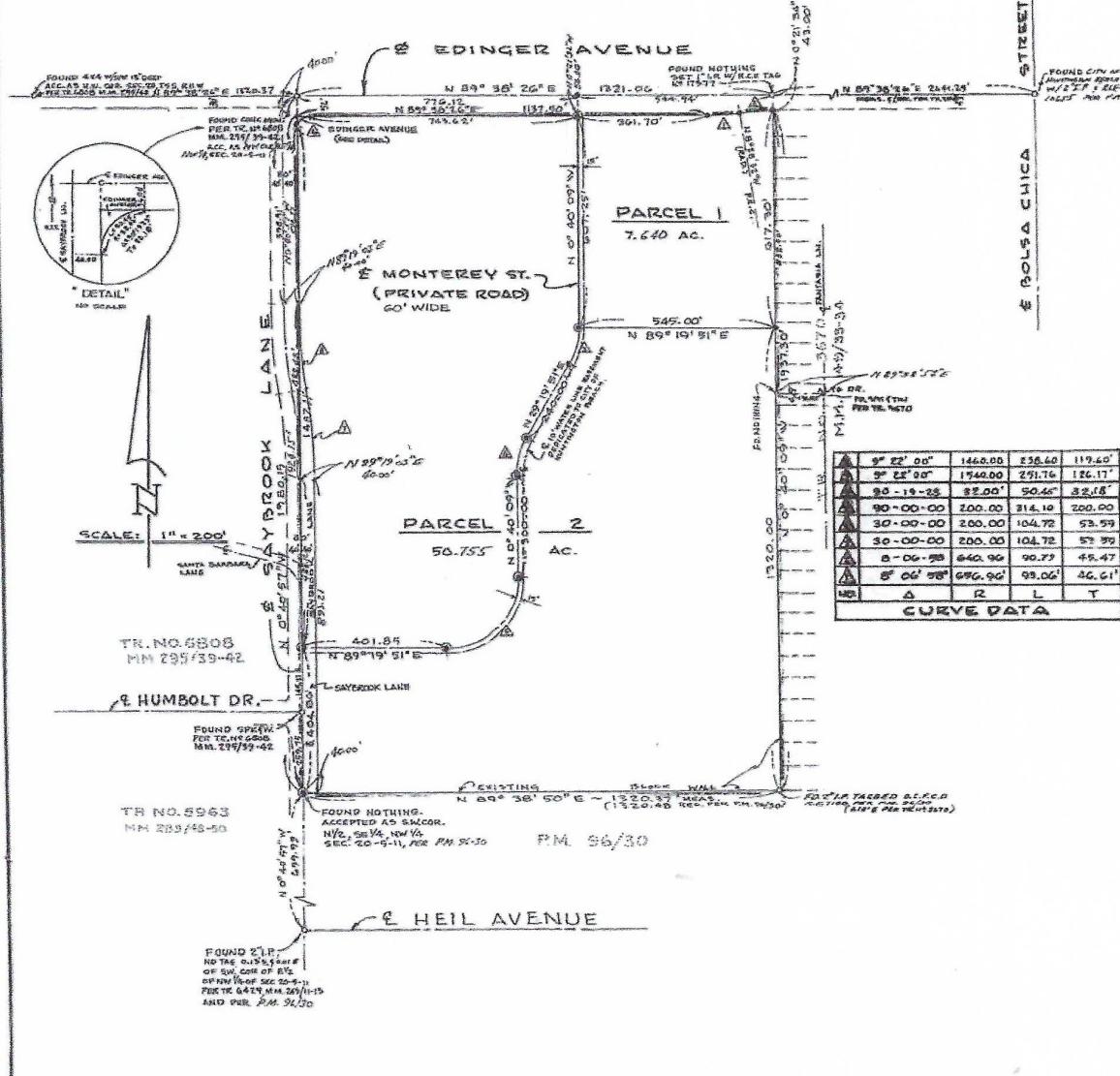
103133 37.00

## BASIS OF BEARINGS

THE BASIS OF BEARINGS ON THIS MAP IS THE CENTER LINE OF EDINGER AVENUE (N 89° 38' 20"E) AS SHOWN ON TRACT #6800, M.M. 291 37-42, RECORDS OF OCHOCO COUNTY.

## MONUMENT NOTES

- ① - FOUND MONUMENTS AS NOTED.
- ② - SET 1" I.P.W/R.C.E TAG NO 17377.
- ③ - SET SPK. & WASHER MKD "RCE 17377".



108 47

SHEET 1 OF 2 SHEETS

T.P.M. 77-7  
2 PARCELS  
58.362 ACRES

T.P.M. 77-7  
R.G.T. 8931

# PARCEL MAP

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 20, T.5 S., R.11 W.  
IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK  
51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

27127  
DEC 20 1977  
108 47  
RECD IN 400 PM IN BOOK  
OF PARCEL MAP, COUNTY OF ORANGE, CALIFORNIA  
AS REQUEST OF COUNTY SURVEYOR  
1 TITLE CUSTODIAN  
1 TITLE CUSTODIAN RECORD

VALLEY CONSULTANTS, INC.  
SAM F. KNISS, R.C.E. NO. 17377

DATE OF SURVEY: JAN. 9, 1977

## OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE  
INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO  
THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN  
THE COLORED BORDER LINE, AND WE HEREBY DEDICATE TO THE PUBLIC FOR  
STREET PURPOSES; EDINGER AVENUE AND SAYBROOK LANE. WE ALSO  
HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH THE 10 FOOT WATER  
LINE EASEMENT IN MONTEREY STREET AS SHOWN ON THIS MAP.

HOUSER BROS. CO.,  
A LIMITED PARTNERSHIP.

*Clyde F. House*  
VERNON F. HOUSER  
GENERAL PARTNER

*Clifford C. House*  
CLIFFORD C. HOUSER  
GENERAL PARTNER

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }  
S.S.

ON THIS 5<sup>th</sup> DAY OF OCTOBER, 1977, BEFORE ME, *Lisa Strait*,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
VERNON F. HOUSER AND CLIFFORD C. HOUSER, KNOWN TO ME  
TO BE THE PARTNERS OF HOUSER BROS. CO., A LIMITED PARTNERSHIP,  
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT,  
AND THEY ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED  
THE SAME.

MY COMMISSION EXPIRES MAY 10, 1981  
WITNESS MY HAND AND OFFICIAL SEAL:

*Lisa Strait*  
NOTARY PUBLIC IN AND FOR SAID STATE

IN WITNESS WHEREOF, I, *LISA STRAIT*,  
NOTARY PUBLIC IN AND FOR SAID STATE,  
SUBSTITUTED TRUSTEE FOR  
LIDO INSURANCE COMPANY, INC., A CALIFORNIA CORPORATION, AS  
TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 7377, PAGE 951  
AND IN BOOK 8983, PAGE 41, BOTH OF OFFICIAL RECORDS

*Claudie Mac Miller*  
VICE PRESIDENT  
Claudie Mac Miller  
STATE OF CALIFORNIA }  
COUNTY OF ORANGE }  
S.S.

ON THIS 11<sup>th</sup> DAY OF OCTOBER, 1977, BEFORE ME, *Joy C. Knowles*,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
*Claudie Mac Miller*, KNOWN TO ME TO BE THE VICE PRESIDENT  
OF CLAUDIE MAC MILLER, INC., A CALIFORNIA CORPORATION, THE  
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN  
TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT  
BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION  
EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

OFFICIAL SEAL  
JOY C. KNOWLES  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES NOV. 9, 1978

*Joy C. Knowles*  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES NOV. 9, 1978

CALIFORNIA-SANSOME CORPORATION, A CALIFORNIA CORPORATION,  
AS TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 8320,  
PAGE 173 OF OFFICIAL RECORDS.

*Daniel J. Buccola*  
VICE PRESIDENT  
DANIEL J. BUCCOLA  
STATE OF CALIFORNIA }  
COUNTY OF ORANGE }  
S.S.

ON THIS 6<sup>th</sup> DAY OF OCTOBER, 1977, BEFORE ME, *Sharon M. Kitta*,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
*Daniel J. Buccola*, KNOWN TO ME TO BE THE VICE PRESIDENT,  
AND THOMAS R. ANDREWS, KNOWN TO ME TO BE THE ASST. SECRETARY, RESPECTIVELY,  
OF CALIFORNIA-SANSOME CORPORATION, A CALIFORNIA CORPORATION,  
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,  
AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN  
INSTRUMENT BEHALF OF CALIFORNIA-SANSOME CORPORATION AND ACKNOWLEDGED  
TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

OFFICIAL SEAL  
SHARON M. KITTA  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES NOV. 9, 1978

*Sharon M. Kitta*  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES NOV. 9, 1978

MASLEN CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE  
UNDER A DEED OF TRUST RECORDED IN BOOK 9251, PAGE 433 OF  
OFFICIAL RECORDS, MERGED INTO GATES FINANCIAL CORPORATION

*John A. Goldstein*  
VICE PRESIDENT  
John A. Goldstein  
STATE OF CALIFORNIA }  
COUNTY OF ORANGE }  
S.S.

ON THIS 6<sup>th</sup> DAY OF OCTOBER, 1977, BEFORE ME, *Stephen E. Daly*,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
*John A. Goldstein* AND *Elie M. Warden*, KNOWN TO ME TO BE THE VICE  
PRESIDENT & ASST. SECRETARY, RESPECTIVELY, OF MASLEN CORPORA-  
TION, THE CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN  
INSTRUMENT.

## ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND IS  
BASED ON FIELD SURVEYS AND INFORMATION PROVIDED BY THE OWNER  
MEMPHIS OF THE PROPERTY. THE MAP WAS PREPARED BY THE ENGINEER  
PROS. ON JANUARY 9, 1977, AND IS THE RESULT OF THE PRACTICAL  
MAP PROCEDURES OF THE ENGINEER. THE MAP IS TECHNICALLY  
ACCURATE AND THAT THIS PARCEL MAP CONFORMS WITH THE SUBDIVISION  
MAP AND THE CONDITIONS OF THE PARCEL MAP WHICH WERE RE-  
QUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

SIGNED: *Sam F. Kniss*  
R.C.E. NO. 17377

## CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION  
MAP ACT AND LOCAL ORDINANCES, AND THE MAP IS TECHNICALLY  
CORRECT IN ALL RESPECTS NOT CERTIFIED AS BY THE COUNTY  
SURVEYOR.

DATED THIS 21<sup>st</sup> DAY OF Oct 1977

MICHAEL ZAMBORI  
CITY ENGINEER OF HUNTINGTON BEACH



## CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }  
CITY OF HUNTINGTON BEACH }  
S.S.

I, ALICIA M. WENTWORTH, CITY CLERK OF THE CITY OF HUNTINGTON  
BEACH, CALIFORNIA, DO HEREBY CERTIFY THAT THE PARCEL MAP  
HEREIN IS PROPERLY PREPARED AND IS IN ACCORDANCE WITH THE  
MAP ACT, MEETING THE REQUIREMENTS OF THE SAME ON THE DAY OF  
RECEIPT, 21<sup>st</sup> DAY OF OCTOBER, 1977, AND THAT THEREUPON THE SAME  
PASSED AND ENTERED, APPROVED, SAID MAP, AND DID ACCEPT ON  
BEHALF OF THE PUBLIC THE DEDICATION OF EDINGER AVENUE AND  
SAYBROOK LANE FOR STREET AND CURB, GUTTER, SIDEWALK, DRAINAGE  
AND OTHER PUBLIC WORKS, AND THAT THE SAME IS IN ACCORDANCE  
WITH THE SUBDIVISION MAP PREVIOUS TO THE RECORDING OF SECTION 60436(3) OF  
THE SUBDIVISION MAP ACT.

ALICIA M. WENTWORTH  
CITY CLERK  
Dated: November 8, 1977

By *Laura Anthony*  
DEPUTY

## COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION  
MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT  
RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS 16<sup>th</sup> DAY OF Dec 1977.

C. R. NELSON  
COUNTY SURVEYOR

By *Robert Ulrich*  
DEPUTY

## SIGNATURE CERTIFICATIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 60436(3) OF  
THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES  
HAVE BEEN OMITTED:

1. SOUTHERN CALIFORNIA TELECO., A CORPORATION, HOLDER  
OF AN EASEMENT PER BOOK 8931, PAGE 722, O.R. #

2. GENERAL TELEPHONE CO., A CORPORATION, HOLDER OF AN EASE-  
MENT PER BOOK 8931, PAGE 723, O.R. #

3. SOUTHERN CALIFORNIA TELECO., A CORPORATION, HOLDER OF EASE-  
MENT PER BOOK 8931, PAGE 724, O.R. #

4. CITY OF HUNTINGTON BEACH, HOLDER OF EASEMENT PER BOOK  
8217, PAGE 482, O.R. #

5. STEARNS RANCHOS COMPANY, HOLDER OF EASEMENT PER  
BOOK 91, PAGE 56 & BOOK 91, PAGE 106, BOTH OF DEEDS.

6. SO. CAL. ED. CO. ALSO HOLDS EASEMENTS PER BOOK 8366,  
PAGE 20, O.R. # BOOK 9300, PAGE 334, O.R. #

## IMPROVEMENT NOTICE

PURSUANT TO THE PROVISIONS OF SECTION 60431(1) OF THE SUBDIVISION MAP  
ACT, NOTICE IS HEREBY THAT EDINGER AVENUE AND SAYBROOK LANE SHALL BE  
IMPROVED IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH STANDARDS  
AT THE TIME PARCEL NO. 2 IS DEVELOPED.

EXHIBIT B (ESTATE)

The Estate of Interest in the land is described as follows:

A Ground Leasehold Estate as to Parcels 1 and 2, said Estate being more particularly described as the Lessee's Interest under those certain Ground Leases set forth in Subparagraph (A) herein below.

A remainder interest in a determinable Fee Estate as to Parcels 3 and 4;

An easement as to Parcels 5 and 6;

(A) Those certain Ground Leases, dated August 1, 1980, executed by Houser Bros. Co., a limited partnership organized under the laws of the State of California, in which Clifford C. Houser and Vernon F. Houser Constitute the sole General Partners, as Landlord, and by Robert P. Warmington, as Tenant, for the term ending December 31, 2059, upon the Terms, Covenants and Conditions therein contained, recorded as following in Official Records of said Orange County;

Note 1:

The Lessee's interest under said Leases has been assigned to G/HB Investors, a California limited partnership by Assignment which recorded September 30, 1986 as Instrument No. 86-456266 of Official Records; reference being hereby made to the record thereof for full particulars.

Note 2:

An undivided 78.34% of the Lessee's interest under said Leases has been assigned to Barry Brief Family Trust dated May 11, 1993, by Assignment which recorded September 24, 1998 as Instrument No. 19980644010 of Official Records; reference being made to the record thereof for full particulars.

EXHIBIT A (LEGAL)

Parcel 1:

Units 1 through inclusive as shown and defined on a Condominium Plan (the "Condominium Plan") recorded in Book 13358, Pages 1193 and following of Official Records of Orange County, California, excepting that portion consisting of buildings and other improvements.

Parcel 2:

An undivided eighty/eightieths (80/80) interest in the Common Area of Lots 1 and 2 of Tract No. 10542, in the City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 456, Pages 49 and 50 of Miscellaneous Maps, records of Orange County, California, as shown and defined on the Condominium Plan, excepting that portion consisting of buildings and other improvements.

Parcel 3:

Those portions of Units 1 through inclusive, as shown and defined on the Condominium Plan, consisting of buildings and other improvements.

Parcel 4:

An undivided interest in and to those portions of the Common Area as shown and defined on the Condominium Plan, consisting of buildings or other improvements.

Parcel 5:

An easement for the exclusive use and occupancy of those portions of the restricted Common Area, as defined on said Condominium Plan for entry and staircases and attic space relating to said units.

Parcel 6:

A non-exclusive easement and right to use the Common Area as defined on said Condominium Plan, except the restricted Common Area.

## Title Chain & Lien Report

16222 Monterey Ln, Huntington Beach, CA 92649-6214

APN: 178-011-16

Orange County Data as of: 08/03/2020

Search Start Date:	01/01/1967	Start Date:	01/01/1967	Document #	Doc. Ref.
Search End Date:	08/19/2020	End Date:	08/19/2020		
Date	Type	Grantor	Grantee		
10/22/1979	Lease	Warmington Robert	Robert P Warmingto	13362.317	
10/22/1979	Lease	Houser Bros	Warmington Robert	13362.320	
11/06/1979	Cancellation	Houser Bros		13383.1868	
12/06/1979	Lease	Houser Bros	Warmington Robert	13424.499	
12/06/1979	Lease	Warmington Robert	Robert P Warmingto	13424.504	
09/02/1980	Plat, County Miscellaneous Plat			13726.1096	
09/02/1980	Plat, County Miscellaneous Plat			13726.1130	
09/02/1980	Plat, County Miscellaneous Plat			13726.1166	
09/02/1980	Plat, County Miscellaneous Plat			13726.1202	
09/02/1980	Plat, County Miscellaneous Plat			13726.1232	
09/02/1980	Plat, County Miscellaneous Plat			13726.1268	
09/02/1980	Plat, County Miscellaneous Plat			13726.1304	
09/02/1980	Plat, County Miscellaneous Plat			13726.1340	
09/02/1980	Plat, County Miscellaneous Plat			13726.1099	
09/02/1980	Plat, County Miscellaneous Plat			13726.1133	
09/02/1980	Plat, County Miscellaneous Plat			13726.1169	
09/02/1980	Plat, County Miscellaneous Plat			13726.1205	
09/02/1980	Plat, County Miscellaneous Plat			13726.1235	
09/02/1980	Plat, County Miscellaneous Plat			13726.1271	
09/02/1980	Plat, County Miscellaneous Plat			13726.1307	
09/02/1980	Plat, County Miscellaneous Plat			13726.1343	
09/08/1980	Plat, County Miscellaneous Plat			13733.192	
09/08/1980	Plat, County Miscellaneous Plat			13733.272	
09/08/1980	Plat, County Miscellaneous Plat			13733.195	

09/08/1980	Plat, County Miscellaneous Plat		13733.275	
09/26/1980	Plat, County Miscellaneous Plat		13760.957	
10/03/1980	Release		13773.4	
10/03/1980	Release		13773.7	
10/10/1980	Plat, County Miscellaneous Plat		13783.1726	
10/10/1980	Plat, County Miscellaneous Plat		13783.1779	
10/10/1980	Plat, County Miscellaneous Plat		13783.1729	
10/10/1980	Plat, County Miscellaneous Plat		13783.1782	
10/14/1980	Plat, County Miscellaneous Plat		13787.1776	
10/14/1980	Plat, County Miscellaneous Plat		13787.1828	
10/14/1980	Plat, County Miscellaneous Plat		13787.1778	
10/14/1980	Plat, County Miscellaneous Plat		13787.1831	
10/17/1980	Plat, County Miscellaneous Plat		13793.949	
10/17/1980	Plat, County Miscellaneous Plat		13793.952	
07/06/1990	Deed	Houser Bros	1990.357100	
07/06/1990	Deed Of Trust	Houser Bros	1990.357101	342851
^ 07/21/1997	Amendment	Houser Bros	1997.342851	
10/06/1993	Deed	Malmborg Jack N &	1993.678726	
10/08/1993	Declaration Of Homestead	Sullivan John L	1993.686386	
01/27/1994	Declaration Of Homestead	Gibbons Robert L	1994.66495	
07/13/1994	Declaration Of Homestead	Hunn Nancy C	1994.451177	
01/28/1997	Declaration Of Homestead	Rounds Royal E	1997.40615	
07/31/1998	Reconveyance		1998.499256	
06/19/2000	Declaration Of Homestead	Newton Carol A	2000.321481	
08/23/2007	Declaration Of Homestead	Moomau Linda Charl	2007.523219	
09/15/2014	Declaration Of Homestead	Radzinski Linda M	2014.372099	
05/22/2017	Declaration Of Homestead	Vanzyl Yvonne H	2017.208348	

**Liens, Filings & Judgments**

16222 Monterey Ln, Huntington Beach, CA 92649-6214

Search Start Date: 01/01/1967 Name(s) Searched: Houser Bros Co, Houser Bros Co Trust  
 Search End Date: 08/19/2020 Match: Exact

Date	Type	Subject Name	Document #	Doc Ref.
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## Part 2 Page 27 of 27

06/10/1971	Certificate Of Partnership	Houser Bros	9572.175
07/31/1972	Certificate Of Partnership	Houser Bros	10251.992
08/17/1976	Amendment	Houser	11854.900
09/23/1980	Plat, County Miscellaneous Plat	Houser Bros	13754.281
09/23/1980	Plat, County Miscellaneous Plat	Houser Bros	13754.291
11/04/1983	Lien	Houser Bros	1983.499211 282543
^ 07/31/1985	Release	Houser Bros	1985.282543
05/02/1989	Amendment	Houser	1989.232116
07/06/1990	Deed Of Trust	Houser Bros	1990.357101 342851
^ 07/21/1997	Amendment		1997.342851
07/09/1990	Certificate Of Partnership	Houser Bros	1990.361236
07/31/1998	Reconveyance		1998.499256
11/09/2004	Certificate Of Delinquency Of Personal Property Tax	Houser Bros CX	2004.1008431
11/09/2004	Certificate Of Delinquency Of Personal Property Tax	Houser Bros CX	2004.1008432
04/03/2006	State Tax Lien	Houser Brothers	2006.219506 409646
^ 07/30/2009	Release	Houser Brothers	2009.409646
12/03/2008	State Tax Lien	Houser Brothers	2008.557266 409647
^ 07/30/2009	Release	Houser Brothers	2009.409647
07/01/2009	Release	Houser Brothers	2009.347624
12/03/2010	State Tax Lien	Houser Brothers	2010.652383 157636
^ 03/28/2011	Release	Houser Brothers	2011.157636
06/14/2011	Release	Houser	2011.290442
12/06/2011	Certificate Of Delinquency Of Personal Property Tax	Houser Bros	2011.636007
12/06/2011	Certificate Of Delinquency Of Personal Property Tax	Houser Bros	2011.636008
11/07/2014	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2014.469087
11/07/2014	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2014.469088
11/08/2016	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2016.564698
11/19/2019	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2019.460966 8699
^ 01/08/2020	Release	Houser Bros Co	2020.8699